

041.0

0006

0021.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

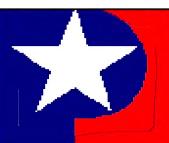
940,400 / 940,400

USE VALUE:

940,400 / 940,400

ASSESSED:

940,400 / 940,400



PROPERTY LOCATION

No	Alt No	Direction/Street/City
37		FORDHAM ST, ARLINGTON

OWNERSHIP

Owner 1:	ROSENBUCH ANDREW	Unit #:	
Owner 2:			
Owner 3:			

Street 1: 37 FORDHAM STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: ROSENBUCH ANDREW & -

Owner 2: WILLMER REBECCA -

Street 1: 37 FORDHAM STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1919, having primarily Vinyl Exterior and 2404 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4500		Sq. Ft.	Site		0	80.	1.23	1									443,999						444,000	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		4500.000	496,400		444,000	940,400			28749
							GIS Ref		
							GIS Ref		
							Insp Date		
							11/09/18		

PREVIOUS ASSESSMENT

Parcel ID								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	101	FV	496,400	0	4,500.	444,000	940,400	940,400 Year End Roll
2019	101	FV	370,400	0	4,500.	471,800	842,200	842,200 Year End Roll
2018	101	FV	370,400	0	4,500.	344,100	714,500	714,500 Year End Roll
2017	101	FV	370,400	0	4,500.	299,700	670,100	670,100 Year End Roll
2016	101	FV	370,400	0	4,500.	255,300	625,700	625,700 Year End
2015	101	FV	344,500	0	4,500.	249,800	594,300	594,300 Year End Roll
2014	101	FV	208,400	0	4,500.	205,400	413,800	413,800 Year End Roll
2013	101	FV	208,400	0	4,500.	195,400	403,800	403,800

SALES INFORMATION

Grantor		Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROSENBUCH ANDRE		67077-337		4/12/2016	Convenience		1	No	No	
HEAP MENG C,		64052-552		8/8/2014		639,000	No	No		
FEDERAL NATIONA		56697-109		4/5/2011	Bank Sale	330,007	No	No		
KELCHNER JANICE		54984-518		7/14/2010	Forclosure	456,981	No	No		
TARLACH JOHN/LI		46525-418		11/22/2005		602,000	No	No		
TARLACH JOHN		44583-479		1/31/2005	Family	99	No	No		
TARLACH JANICE		28378-460		3/31/1998		225,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/28/2011	350	Wood Dec	5,000					DECK REPAIR
4/7/2011	240	Re-Roof	8,000					
4/5/2011	230	Porch	500					ROOF/PORCH REPAIR

ACTIVITY INFORMATION

Date	Result	By	Name
11/9/2018	MEAS&NOTICE	HS	Hanne S
4/15/2009	Measured	372	PATRIOT
2/9/2000	Mailer Sent		
2/9/2000	Measured	197	PATRIOT
10/5/1993		PM	Peter M

Sign:

VERIFICATION OF VISIT NOT DATA

____/____/____

EXTERIOR INFORMATION

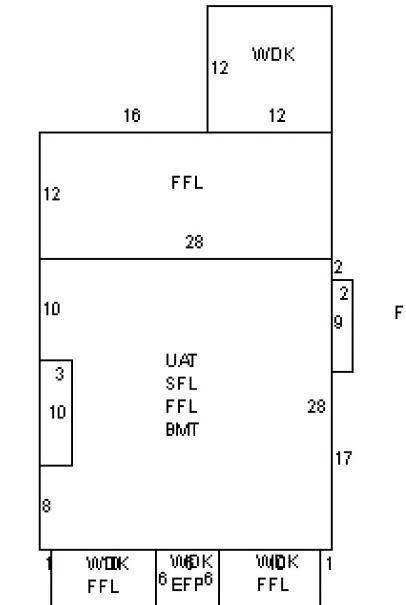
Type:	6 - Colonial	
Sty Ht:	2A - 2 Sty +Attic	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	2 - Hip	
Roof Cover:	1 - Asphalt Shgl	
Color:	BEIGE	
View / Desir:		

BATH FEATURES

Full Bath:	2	Rating: Very Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Very Good
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

REAR EST.

SKETCH**GENERAL INFORMATION**

Grade:	C+ - Average (+)
Year Blt:	1919
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G15
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wall:	% Sprinkled:

MOBILE HOME

Make: [] Model: [] Serial #: [] Year: [] Color: []

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value

PARCEL ID 041.0-0006-0021.0

More: N

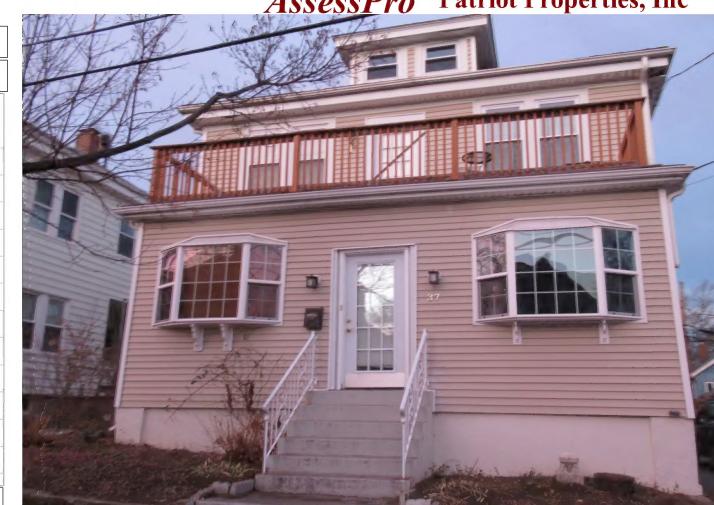
Total Yard Items:

Total Special Features:

Total:

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undpr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	First Floor	1,228	146.450	179,846						
BMT	Basement	784	70.300	55,114	BMT	100	GFB	50	G	
SFL	Second Floor	784	146.450	114,820						
WDK	Deck	300	9.330	2,799						
UAT	Upper Attic	196	58.580	11,482						
EFP	Enclos Porch	36	72.590	2,613						
OPF	Open Porch	30	43.990	1,320						
	Net Sketched Area:	3,358	Total:	367,994						
Size Ad	2012	Gross Are	3946	FinArea	2404					

IMAGE

AssessPro Patriot Properties, Inc